

From: Marilyn Brown [REDACTED]
Sent: Thursday, February 9, 2023 12:31 PM
To: West, Alicia
Cc: angelo.bentivegna@burlinton.ca
Subject: 1062-1074 Cooke Blvd Application for amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alicia

I'd like to submit my objections to this amendment of allowing two high rise apartment towers, no less 30 and 32 stories high and ratio of Floor Area 9.51:1 to be allowed by changing the zoning.

Changing zoning shouldn't mean that one can build whatever they want.

How can anyone with common sense and concern for our environment allow this to be approved?

These towers of people will have total residential units of 809 Parking spots : 641 !

Math calculations mean there will be 1600 people living on 2 lots and only 3/4 of residents will have a spot for their car .

Good luck if visitors come ,because these spots will definitely be filled with residents deciding that their car is visiting.

There's no parking on the street overnight.

This area is already highly populated with the condos to the North of Masonry Drive.

There are no Grocery Stores being added meaning Fortinos will still be the only grocery store and this is not walkable.

There are few services nearby that could be accessed unless one drives.

Any Senior needing hospital outpatient services will have to have drive or have a driver pick them up.

Most Seniors of any income level are on set budgets and with the price of groceries etc increasing, the use of Uber or taxis is probably not a viable solution.

They keep their cars until they can't manage by themselves so at that point they will be moving to a Retirement home.

This is also too dense and not environmentally sustainable .

Not enough space for trees grassy areas sitting areas outside to take their pets There's no added park space needed for people of any age living there to go for walks .

The CMA stated that walking is the least activity that people can easily do to keep healthy.

Where may I ask is the closest park that anyone can easily access?

The RBG which requires membership that is costly .

Other residents of Burlington have parks within a 10 minute walk.

The walk to RBG is far and along a busy 4 lane street.

The total people living here - approximately 1600 people is half the population of the nearest intensified subdivision.

I'm sure the owners of these properties want to make money, however it shouldn't be at the expense of the surrounding community and by traffic to the existing grid which hasn't changed in 50 yrs It's already very busy, making walking even now unsafe.

It's preposterous to let any company be allowed to change zoning for whatever purpose and profit they want.

I spoke to a City of Hamilton Planner last year about rezoning property in Waterdown and she said that any property can be rezoned for anything because that's how the system works.

My thoughts on this statement, which seems to be the norm now , is then why do we have bylaws and rules ?

There's no rules for anything or anyone as long as you have money.
Marilyn Brown

[REDACTED]

[REDACTED]

Burlington Ontario

[REDACTED]

Sent from my iPhone

From: carolyn v [REDACTED]
Sent: Wednesday, February 8, 2023 7:38 PM
To: West, Alicia; LIST - Office of Ward 1
Subject: Cooke Blvd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Regarding the proposed development at 1062-1074 Cooke Blvd. in Aldershot, I believe it would be absurd to allow buildings of 35 stories in this very well established neighbourhood of single family homes. I was under the impression that land is zoned for a maximum height of 6 stories. 35 stories in that neighbourhood would be completely opposite to the "Aldershot Vision".

I am not opposed to growth in the city but, buildings of that ridiculous height should be built away from neighbourhoods of single family homes. Buildings of that height is what should have been built right by the Aldershot GO station, instead of the condos that were built there. That is where the 35 story buildings would fit best.

I see there are 41 "supporting documents" regarding the proposed development on Cooke Blvd. Are there "non-supporting documents" too? I believe grocery stores and family department store shopping should be mandatory and included in the development proposal.

How will Plains Road be able to handle thousands of more vehicles? It was not made for that amount of traffic.

Those are 2 huge issues in the neighbourhood.

Have they been addressed?

Thank you for your time.

Carolyn

From: Justin [REDACTED]
Sent: Monday, January 9, 2023 6:07 PM
To: West, Alicia
Subject: concerns about high rising building plan on 1062-1074 Cooke Blvd

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There is no building is more than 10 storeys in this area before this kind of 30 storeys building is coming, which will have severe side effects on the environment, because this area is not a downtown area and it has not enough supporting for a large amount of people to move in: Do we have enough public spaces, dentists, family doctors, shops, public transit, public schools, water supply, police station and fire department for them?

The building has 809 residential units and it has only 641 parking spaces, which means a lot of people can't get at least one parking space and are very hard for them to live in the suburban area.

This building also has too many one bedroom units, which is not allowed in Toronto developing guidelines that require buildings with more than 20 units to have at least 15 per cent two-bedroom units and at least 10 per cent three-bedroom units.

From: Archana Jegar [REDACTED]
Sent: Tuesday, January 3, 2023 11:15 AM
To: West, Alicia
Subject: Feedback on Planning Appn - 1062-1074 Cooke Blvd (File: 505-08/22 & 520-09/22)

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Hi Alicia,

I am a residential owner residing in Building [REDACTED] Cooke Blvd.

Regarding the planning application proposed in the below address, I have concerns as it is a multi-storey plan which will hinder the privacy which we currently have in the condo. Moreover, mine is a complete glass walled building thereby we will lose privacy both in our balconies and in our bedrooms.

So my take on this proposed plan is NOT OK.

1062 - 1074 Cooke Blvd,
Files: 505-08/22 & 520-09/22

Kindly consider the feedback provided before taking any decision.

Regards,
Archana Jegannathan

Sent from my iPhone

From: Karan [REDACTED]
Sent: Wednesday, January 4, 2023 12:13 PM
To: West, Alicia
Cc: Dad
Subject: Feedback on Rezoning application by MHBC Planning/ Camarro Development Inc - 1062-1074 Cooke Blvd

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Department of Community Planning
P.O.Box 5013, 426 Brant St
Burlington, On L7R 3Z6

Dear Alicia West,

RE: Files 505-08/22 & 520-09/22

I am an owner of an apartment in the condominium building at [REDACTED] Cooke Blvd, Burlington. I recently received a notice that the area next to my building is being rezoned for two high rise mixed use buildings. The letter indicated that as an owner I am able to provide feedback and therefore am submitting my comments to you.

I am not in favour of rezoning the property to have a high-rise building. The entire division has low rise condos, stacked townhomes, and other smaller dwellings at the moment. I believe adding two high rise buildings in that area will take away from the aesthetics of the area and reduce the charm of the neighborhood. Moreover, it will reduce visibility and the enjoyment of the current area occupants to the views around.

I therefore request you to please reject the rezoning plan and keep the area for small retail or low rise buildings. I appreciate your consideration in this matter and thank you for your time.

Regards,
Tej Krishan Raina
Owner [REDACTED]
Burlington, On

From: Bryan O'Gorman [REDACTED]
Sent: Monday, January 16, 2023 11:26 AM
To: West, Alicia
Subject: file 505-08/22 &520-09/22

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alicia,

We are owners of a condo in [REDACTED] cooke blvd. We purchased our condo in 2018 with the understanding that a mid height building (6 floors) with retail would be built in the location under review.

We have significant concern over the impact the massive proposed project that is will have on citizens & the environment.. We fully object to the size/ height of the current poposal.

1) The congestion around Waterdown rd and Masonary are already concerning. The increased traffic is certain to be a **safety risk especially for pedestrians and cyclist.**

2) Aldershot neighborhood is a gem in the Burlington area. These 30 + story buildings will be an atrocity in the visual impact of the area.

3) When we purchased in 2018 the documents provided showed a green space was in the northern section of the area of the proposed land use. The residents of "Station West" have been waiting for this park development for families and pets to safely play. That original area would have been barely adequate and with the addition of another 1,000 people it will be unacceptable for the healrh and well being of children. It appears the new development takes up all the space with the exception of the storm pond on the northern most section. I believed the city had a criteria for a certain amount of green space based on population density.

4) Environmental impact in this area is certain to increase with the volume of c02 from the density of the traffic.

5) As Go Train usage will certainly increase over time, the already crowded streets (cars parked) will continue to spill over to surrounding neighborhoods.

6) We also are concerned about the environmental impact if the underlying bedrock and possible watershed drainage that could be affected.

To even a casual observer this proposed plan is grossely faulty driven by profits as opposed to the benefits to Burlington citizens.

A very concerned citizen,

Rev. Bryan O'Gorman

From: Peggy Grall [REDACTED]
Sent: Monday, January 16, 2023 11:32 AM
To: West, Alicia
Subject: Fwd: file 505-08/22 &520-09/22

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- 4) Environmental impact in this area is certain to increase with the volume of c02 from the density of the traffic.
- 5) As Go Train usage will certainly increase over time, the already crowded streets (cars parked) will continue to spill over to surrounding neighborhoods, causing congestion and danger to children getting on/ off the school busses at Cooke & Masonry.
- 6) We also are concerned about the environmental impact if the underlying bedrock and possible watershed drainage that could be affected.

To even a casual observer this proposed plan is grossely faulty driven by profits as opposed to the benefits to Burlington citizens.

A very concerned citizen,

Peggy Grall